

GOVERNMENT OF THE DISTRICT OF COLUMBIA

OFFICE OF ZONING

441 4th STREET, N.W. SUITE 200-S/210-S

WASHINGTON, D.C. 20001

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**ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF PUBLIC HEARING**

TIME AND PLACE: Thursday, May 16, 2019, @ 6:30 p.m.
Jerrily R. Kress Memorial Hearing Room
441 4th Street, N.W., Suite 220
Washington, D.C. 20001

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FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

Z.C. Case No. 19-03 (Masjid Muhammad, Inc. - Map Amendment @ Square 5790, Lots 32-35, 39, 40, 47, 818, & 819 [front on the north side of the Martin Luther King Jr. Avenue SE corridor])

THIS CASE IS OF INTEREST TO ANC 8A

On January 16, 2019, Masjid Muhammad Inc. (“Petitioner”) filed a petition requesting approval of a Zoning Map amendment to rezone property known as Lots 32-35, 39, 40, 47, 818, and 819 in Square 5790 (“Property”), from the MU-4 zone to the MU-5A zone. On March 1, 2019, the Office of Planning submitted a report in support of setting down the petition for a public hearing. At its public meeting of March 11, 2019, the Zoning Commission voted to set down the petition for a public hearing as a rulemaking. The Petitioner submitted its prehearing statement on March 14, 2019.

The Property consists of approximately 46,859 square feet of land area bounded by approximately Chicago Street S.E. to the northeast, Martin Luther King Jr. Avenue S.E. to the southeast, Talbert Street, S.E. to the southwest, and 20-foot wide public alley to the northwest. The Property is currently developed with buildings housing a mixture of uses such as medical, offices, restaurant, private school and general offices as well as one vacant building. Across Chicago Street, S.E. to the northeast are row houses in the RA-1 zone and a portion of the Reunion Square PUD which has been approved for a four-story residential building. Across Martin Luther King Jr. Avenue, S.E. to the southeast is a five-story apartment building with ground floor retail in the MU-7 zone and the five-story Salvation Army mixed-use building, a one-story, car servicing building, and a three-story, apartment building in the MU-4 zone. To the southwest across Talbert Street, S.E. is a two-story building with ground floor retail and offices above in the MU-4 zone. Across the alley to the northwest are two-story detached dwellings, row dwellings and vacant properties in the RF-1 zone. The Property is presently zoned MU-4 and is designated for Medium Density Residential on the Comprehensive Plan Future Land Use Map.

The Petitioner seeks a Zoning Map amendment to rezone the Property from the MU-4 zone to the MU-5A zone. The existing MU-4 zone allows moderate-density mixed-use development located in low- and moderate-density residential areas with access to main roadways or rapid transit stops that include office employment centers, shopping centers, and moderate bulk mixed-use centers. The existing MU-4 zone has a maximum building height of 50 feet; a maximum density of 2.5